

GOV

EXHIBIT

11

*WD*  
*JG*  
*NOTICE OF CONFIDENTIALITY RIGHTS:*

If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

**GENERAL WARRANTY DEED**

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS §

That, M. Russ Robinson and Leslie W. Robinson (also known as Leslie Weinstein Robinson), husband and wife, of Harris County, Texas, (herein collectively called "Grantors"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the Grantors by Grantee herein named, the receipt of which is hereby acknowledged, HAVE GRANTED, SOLD AND CONVEYED, and by these presents DO GRANT, SELL, AND CONVEY unto Dorothy K. Brockman, as her sole and separate property, whose address is 333 West Friar Tuck, Houston, Texas 77024 (herein called "Grantee") all of the following described real property (herein called "Subject Property") in Harris County, Texas, "as-is" and "where-is," to-wit:

1.6774 acres out of Lot Eight of Sherwood Forest, Section "D", an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 23, Page 4 of the Map Records of Harris County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein for all purposes. *D*

This conveyance is made and accepted subject to (i) all easements, ordinances, restrictions, encumbrances, access limitations, covenants, conditions, royalty and mineral reservations affecting the Subject Property and the use and ownership of the Subject Property, which appear on Exhibit "B" attached hereto and incorporated herein for all purposes, to the extent they are in effect and relate to the Subject Property, (ii) all matters a current inspection or survey of the Subject Property would reveal and (iii) current taxes and assessments not yet delinquent and taxes and assessments for subsequent years.

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee, her heirs and assigns forever, and Grantors, individually and severally in regard to the undivided interest of Grantors in the Property and not with respect to the undivided interest of any other person therein, do hereby bind themselves and their heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

*V*  
G720/GWD.MRR

AFTER RECORDING:  
HOLD FOR  
CHARTER TITLE COMPANY  
GF 1015000478  
Closer: 7007

*1.R.*  
Government  
Exhibit

11

BY ACCEPTANCE OF THIS DEED GRANTEE UNDERSTANDS AND AGREES THAT, SAVE AND EXCEPT FOR THE WARRANTIES OF TITLE PROVIDED HEREIN, NEITHER GRANTORS NOR ANYONE ON BEHALF OF GRANTORS IS MAKING, AND GRANTORS SPECIFICALLY DISCLAIMS, ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE ABOVE DESCRIBED PREMISES, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF PHYSICAL OR ENVIRONMENTAL CONDITIONS, THE VALUE, MERCHANTABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE ABOVE DESCRIBED PREMISES, AND THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE ABOVE DESCRIBED PREMISES. GRANTEE HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF GRANTORS OR ANY AGENT OF GRANTORS.

GRANTEE REPRESENTS THAT IT IS A KNOWLEDGEABLE PURCHASER OF REAL ESTATE AND THAT IT IS RELYING SOLELY UPON ITS OWN EXPERTISE AND THAT OF GRANTEE'S CONSULTANTS IN PURCHASING THE ABOVE DESCRIBED PREMISES. GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE ABOVE DESCRIBED PREMISES AS GRANTEE DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND SHALL RELY SOLELY UPON SAME. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTORS ARE SELLING AND CONVEYING TO GRANTEE, AND GRANTEE SHALL ACCEPT, THE ABOVE DESCRIBED PREMISES "AS IS" WHERE IS," WITH ALL FAULTS.

GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE ABOVE DESCRIBED PREMISES BY GRANTORS, ANY AGENT OF GRANTORS OR ANY THIRD PARTY.

Ad valorem taxes on the Subject Property for the calendar year 2005, which have been prorated, are hereby assumed by Grantee.

EXECUTED this 9 day of March, 2005.

  
Leslie W. Robinson

G720/GWD.MRR

2

Leslie W. Robinson  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

05 MAR 11 2011:01  
(2)  
FILED

On 1/31/2005, I, Henrietta Gallo Alonso,  
M. Russ Robinson by Leslie W. Robinson,  
his attorney-in-fact



THE STATE OF TEXAS  
COUNTY OF HARRIS

This instrument was acknowledged before me on the 9th day of March, 2005, by Leslie W. Robinson, individually and as agent and attorney-in-fact for M. Russ Robinson.

Henrietta Gallo Alonso  
Notary Public in and for the  
State of T E X A S

THE STATE OF TEXAS  
COUNTY OF HARRIS

This instrument was acknowledged before me on the    day of March, 2005, by Leslie W. Robinson as attorney-in-fact for M. Russ Robinson.

Notary Public in and for the  
State of T E X A S

**COPY**

Exhibit "A"

**1.6774 acres out of Lot Eight (8), of SHERWOOD FOREST, Section "D", an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 23, Page 4 of the Map Records of Harris County, Texas and being more particularly described by metes and bounds as follows;**

**BEGINNING at a found 1/2 inch iron rod marking the northwesterly corner of said Lot 8;**

**Thence South 46 deg. 30 min. East-209.52 feet along the most westerly line of said Lot 8, to a found 3/4 inch iron pipe for corner;**

**Thence North 54 deg. 30 min. East-50.00 feet along the most southerly line of said Lot 8, to a found 5/8 inch iron rod for angle point;**

**Thence North 39 deg. 14 min. East-150.00 feet continuing along the most southerly line of said Lot 8, to a found 3/4 inch iron pipe for angle point;**

**Thence North 40 deg. 04 min. East-45.00 feet continuing along the most southerly line of said Lot 8 to a found 3/4 inch iron pipe for angle point;**

**Thence North 46 deg. 24 min. East-63.07 feet continuing along the most southerly line of said Lot 8, to a found 5/8 inch iron rod for corner being a point on a curve having a central angle of 16 deg. 28 min. 10 sec. and having a radius of 436.05 deg., the center of said curve being located on radial line bearing North 79 deg. 07 min. 39 sec. East from said point;**

**Thence in a northerly direction along the westerly right-of-way line of West Friar Tuck Lane (60 feet wide) for an arc distance of 125.34 feet to a found 3/4 inch iron rod for corner;**

**Thence North 84 dge. 25 min. West-150.00 feet along the most northerly line of said Lot 8, to a found 1/2 inch iron rod for corner;**

**Thence South 43 deg. 30 min. West-300.95 feet, along the most southerly line of Lot 7, of said Section "D", Sherwood Forest, to the Point of Beginning and containing 1.6774 acres (73,067 square feet) of land, more or less.**

**Exhibit "B"**

1. Restrictions recorded in Volume 23, Page 4 of the Map Records of Harris County, Texas. and in Volume 1493, Page 243 and Volume 1881, Page 3 of the Deed Records of Harris County, Texas and filed under Harris County Clerk's File No. E985104.
2. An unobstructed easement 10 feet wide along the southwesterly property line and an unobstructed aerial easement 20 feet wide centered on the 10 foot wide easement, together with down guy anchor, granted to Houston Lighting and Power Company by instrument recorded in Volume 1811, Page 649 of the Deed Records of Harris County, Texas.
3. Terms, conditions and stipulations contained in that certain Boundary Line Agreement dated July 1, 1997, executed by and between Alfred L. Deaton III and wife, Elizabeth Evans Deaton and Russ Robinson and wife, Leslie Weinstein Robinson, filed for record under Harris County Clerk's File Nos. S528628 and corrected under S541812.
4. Building set back line of 50 feet along the front property line, as set out on plat thereof recorded in Volume 23, Page 4 of the Map Records of Harris County, Texas.
5. Annual Maintenance Charge and Special Assessments payable to Sherwood Forest Home Owners Association as set forth in instrument recorded in Volume 1881, Page 3 of the Deed Records of Harris County, Texas and filed under Harris County Clerk's File No. E985104 and additionally secured by a Vendor's lien as set forth therein.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

MAR 11 2005



*Dorothy B. Kuykendall*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

G720.Exhibit.B

**RECODER'S MEMORANDUM:**  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

**GOV**

**EXHIBIT**

**12**

## **GENERAL WARRANTY DEED**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

STATE OF TEXAS  
COUNTY OF HARRIS

**DOROTHY K. BROCKMAN AND ROBERT THERON BROCKMAN,  
WIFE AND HUSBAND** (collectively "Grantor", whether one or more), for and in  
consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable  
consideration paid to Grantor by **CAROLE WALTER LOOKE AND CECIL JAMES  
LOOKE III** (collectively "Grantee", whether one or more), whose address is **1100  
Louisiana, Suite 320, Houston TX. 77002**, the receipt and sufficiency of which are  
hereby acknowledged and confessed, subject to the exceptions, liens, encumbrances, terms  
and provisions hereinafter set forth and described, has **GRANTED, BARGAINED,  
SOLD and CONVEYED**, and by these presents does hereby **GRANT, BARGAIN,  
SELL and CONVEY**, unto Grantee that certain real estate consisting of the land situated  
in Harris County, Texas, and being more particularly described in Exhibit "A" attached  
hereto and incorporated herein by reference for all purposes and all fixtures and  
improvements situated thereon (such land and improvements being hereinafter referred to  
collectively as the "Property").

**Consideration:** Ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

**Exceptions to Conveyance and Warranty:** This conveyance is made subject and subordinate to all easements, restrictions, and other exceptions shown of record in Harris County, Texas (“Permitted Exceptions”), but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the warranty herein contained.

**TO HAVE AND TO HOLD** the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors, to **WARRANT and FOREVER DEFEND**, all and singular, the Property, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Ad valorem taxes and assessments for the current year having been prorated between Grantor and Grantee, and Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for the current calendar year and subsequent years.



**EXECUTED** as of the 11th day of December 2020

**GRANTOR:**

*Dorothy K. Brockman*

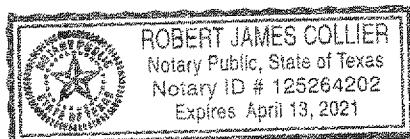
**DOROTHY K. BROCKMAN**

*Dorothy K. Brockman as Agent  
and Attorney for Robert Theron Brockman*

**DOROTHY K. BROCKMAN as Agent and  
Attorney in Fact for ROBERT THERON  
BROCKMAN**

STATE OF TEXAS  
§  
COUNTY OF HARRIS  
§  
§

This instrument was acknowledged before me on the 11th day of December 2020,  
by DOROTHY K. BROCKMAN Individually, and as Agent and Attorney in Fact for  
ROBERT THERON BROCKMAN, personally known to me to be the person(s) whose  
name(s) is/are subscribed to the foregoing instrument.



*[Signature]*  
Notary Public in and for the State of Texas

**EXHIBIT A**

**Legal Description of Real Property**

1.6774 acres out of Lot Eight (8), of SHERWOOD FOREST, Section "D", an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 23, Page 4 of the Map Records of Harris County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a found 1/2 inch iron rod marking the northwesterly corner of said Lot 8;

Thence: South 46 deg. 30 min. East-209.52 feet along the most westerly line of said Lot 8, to a found 3/4 inch iron pipe for corner;

Thence: North 54 deg. 30 min. East-50.00 feet along the most southerly line of said Lot 8, to a found 5/8 inch iron rod for angle point;

Thence: North 39 deg. 14 min. East-150.00 feet continuing along the most southerly line of said Lot 8, to a found 3/4 inch iron pipe for angle point;

Thence: North 40 deg. 04 min. East-45.00 feet continuing along the most southerly line of said Lot 8 to a found 3/4 inch iron pipe for angle point;

Thence: North 46 deg. 24 min. East-63.07 feet continuing along the most southerly line of said Lot 8, to a found 5/8 inch iron rod for corner being a point on a curve having a central angle of 16 deg. 28 min. 10 sec. and having a radius of 136.05 deg., the center of said curve being located on radial line bearing North 79 deg. 07 min. 39 sec. East from said point;

Thence: In a northerly direction along the westerly right-of-way line of West Friar Tuck Lane (60 feet wide) for an arc distance of 125.34 feet to a found 3/4 inch iron rod for corner;

Thence: North 84 deg. 25 min. West 150.00 feet along the most northerly line of said Lot 8, to a found 1/2 inch iron rod for corner;

Thence: South 43 deg. 30 min. West 300.95 feet, along the most southerly line of Lot 7, of said Section "D", Sherwood Forest, to the Point of Beginning and containing 1.6774 acres (73,067 square feet) of land, more or less.

RP-2020-613131

RP-2020-613131  
# Pages 4  
12/14/2020 02:40 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

UNOFFICIAL COPY

RECORDERS MEMORANDUM  
This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Tenesha Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

**GOV**

**EXHIBIT**

**13**

← Search


[← Search](#)
[Overview](#)
[Property Details](#)
[Public Facts](#)
[Sale & Tax History](#)
[Schools](#)

[Street View](#)
**335 West Friar Tuck, Houston, TX 77024**
**\$4,031,625**

Redfin Estimate

 —  
 Beds

 —  
 Baths

**1.55**

Acres (Lot)



### Off Market

This home was last listed for \$3,999,000 on Dec 11, 2020.

### Redfin Estimate for 335 West Friar Tuck

[Edit Home Facts](#) to improve accuracy.

**\$4,031,625**

October 2021

[Track This Estimate](#)

 1 year  5 years


**GOV**

**EXHIBIT**

**14**

OLD REPUBLIC NATIONAL  
TITLE INSURANCE COMPANY  
K. GOOD  
GF # 11001312

2011017524  
05/02/2011 RP2 \$53.00

### GENERAL WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

§

THAT CAROLYN MONROE aka CAROLYN JEAN MONROE and JONATHAN B. CLARK aka JONATHAN BAILEY CLARK (hereinafter referred to, collectively, as "Grantors"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration to them paid by ROBERT T. BROCKMAN and DOROTHY KAY BROCKMAN (hereinafter referred to, collectively, as "Grantees"), whose mailing address is 6700 Hollister, Houston, Texas 77040, have GRANTED, SOLD, CONVEYED and ASSIGNED, and by these presents do GRANT, SELL, CONVEY and ASSIGN, unto Grantees that certain property located in Harris County, Texas, described in Exhibit A hereto, by reference made a part hereof, together with all improvements and fixtures thereon (all of the foregoing being hereinafter referred to, collectively, as the "Property"), together with all and singular the rights and appurtenances pertaining thereto, including any right, title and interest of Grantors in and to that portion of any public streets adjacent to the Property.

This conveyance is made by Grantors and accepted by Grantees subject to the matters set forth in Exhibit B hereto, by reference made a part hereof (hereinafter referred to, collectively, as the "Permitted Encumbrances"), to the extent that the same affect the Property, remain in effect and are valid and enforceable.

EXCEPT FOR THE REPRESENTATIONS BY GRANTORS SET FORTH IN THAT CERTAIN ONE TO FOUR FAMILY RESIDENTIAL CONTRACT (RESALE) EFFECTIVE AS OF MARCH 22, 2011, AS AMENDED, BY AND BETWEEN GRANTORS AND GRANTEES, AND THE GENERAL WARRANTY OF TITLE CONTAINED IN THIS DEED (SAID REPRESENTATIONS AND WARRANTIES BEING HEREINAFTER REFERRED TO, COLLECTIVELY, AS THE "EXPRESS WARRANTIES"), GRANTEES, BY ACCEPTANCE OF THIS DEED, AGREE THAT GRANTEES ARE ACQUIRING THE PROPERTY IN ITS PRESENT "AS IS, WHERE IS" CONDITION AND THAT GRANTORS MAKE NO OTHER EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES REGARDING THE CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY REPRESENTATION OR WARRANTY AS TO MERCHANTABILITY OF THE PROPERTY OR THE FITNESS THEREOF FOR A PARTICULAR PURPOSE.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantees, their heirs and assigns, forever; and, subject to the Permitted Encumbrances, Grantors do hereby bind themselves, their heirs to WARRANT and FOREVER DEFEND all and singular the Property unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

EXECUTED effective as of the 29th day of April, 2011.

Government  
Exhibit

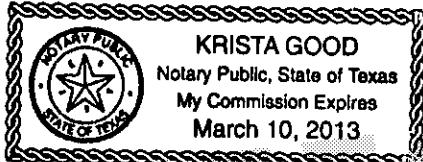
✓ Carolyn Monroe  
Carolyn Monroe aka Carolyn Jean Monroe 45W

↓  
Jonathan B. Clark aka Jonathan Bailey Clark

This instrument was acknowledged  
Monroe aka Carolyn Jean Monroe.

This instrument was acknowledged before me on the 28 day of April, 2011, by Carolyn Monroe aka Carolyn Jean Monroe.

**Notary Public in and for the State of Texas**



KRISTA GOOD  
Notary Public, State of Texas  
My Commission Expires  
March 10, 2013

**KRISTA GARD**

### **My Commission Expires:**

3-10-13

THE STATE OF TEXAS

§

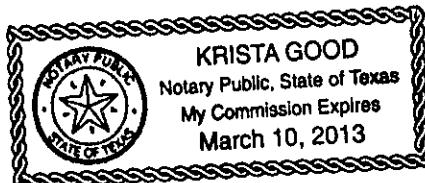
COUNTY OF HARRIS

§

This instrument was acknowledged before me on the 28 day of April, 2011, by  
Jonathan B. Clark aka Jonathan Bailey Clark.



\_\_\_\_\_  
Notary Public in and for the State of Texas



KRISTA GOOD

\_\_\_\_\_  
Printed or Typed Name of Notary

My Commission Expires:

\_\_\_\_\_  
3-10-13

UNOFFICIAL COPY

**EXHIBIT A**

**TRACT 1:**

Lot Nine (9), in Block One (1) of CHEYNE WALK SEC. 2, AMENDING PLAT NO. 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 587191 of the Map Records of Harris County, Texas. D

**TRACT 2:**

Easement Rights and Benefits Appurtenant to Tract 1 as created in instrument filed under County Clerk's File No. X903766, as Annexed and Amended by instrument filed under County Clerk's File No. Z140366, as further Annexed and Amended by instrument filed under County Clerk's File No. Z449270 and further Amended by instruments filed under Harris County Clerk's File Nos. 20070035960 and 20100184479.

**FILED**

2011 MAY -2 PM 1:22

*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

**EXHIBIT B**

**PERMITTED ENCUMBRANCES**

1. Restrictive covenants set forth in instrument recorded in Film Code No. 587191 of the Map Records of Harris County, Texas, and in instruments filed for record under Harris County Clerk's File Nos. X903766, Z140366, Z449270, 20070035960 and 20100184479.
2. The following matters reflected on the recorded plat filed under Film Code No. 587191 of the Map Records of Harris County, Texas:
  - (a) Building set back line ten (10) feet wide along the southerly property line.
  - (b) Garage building set back line seventeen (17) feet wide along the southerly property line.
  - (c) A utility easement five (5) feet in width located along the northerly property line.
3. Dedication of Homeowners Common Area Agreement, as set forth by instrument filed for record under Harris County Clerk's File No. Y718363.
4. Terms and provisions of Reciprocal Roadway / Shared Drive Easements, as set forth by instruments filed for record under Harris County Clerk's File Nos. Z140367 and Z449271.
5. Cable Television Service & Right of Entry Agreement, by and between Texas and Kansas City Cable Partners, L.P. dba Time Warner Cable-Houston Division and Houston Sunset Development II LP, as set forth in instrument filed for record under Harris County Clerk's File No. Z150853.
6. Easement for minor encroachments created by construction settling and overhang of improvements as set out in instrument filed for record under Harris County Clerk's File No. X903766.
7. Maintenance charge, including special assessments for capital improvements, secured by a vendor's lien as set forth in instrument filed for record under Harris County Clerk's File No. X903766, payable to Cheyne Walk Community Association, Inc. (said lien being subordinated to purchase money and/or improvement liens therein).
8. Encroachment and Boundary Line Agreement dated April 27, 2011, by and among Carolyn Monroe aka Carolyn Jean Monroe, Jonathan B. Clark aka Jonathan Bailey Clark, David J. Fine and Susan G. Fine, filed or to be filed in the Official Public Records of Harris County, Texas.
9. The following matters as reflected on survey of the Property dated April 7, 2011, made by James M. Boswell, Registered Professional Land Surveyor No. 5794:
  - (a) Encroachment of brick walkway into five foot (5') utility easement along northerly property line of the Property; and
  - (b) Protrusion of wrought iron fence over the northerly property line of the Property.

**RECODER'S MEMORANDUM:**

At the time of recordation, this Instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hence by me and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas.

MAY - 2 2011



Stan Stewart  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

**GOV**

**EXHIBIT**

**15**

**AGREEMENT PARTITIONING CERTAIN  
EXISTING COMMUNITY PROPERTY**

(1731 Sunset Boulevard, Houston, Texas 77005)

WHEREAS, Robert Theron Brockman, a/k/a Robert T. Brockman ("Husband"), and Dorothy Kay Brockman ("Wife"), both residents of Harris County, Texas, now own as community property (in addition to other community property, which this agreement shall not affect) the following described real property interests together with all appurtenant rights including rents and profits therefrom (the "Property"):

TRACT 1:

Lot Nine (9), in Block One (1) of CHEYNE WALK SEC. 2, AMENDING PLAT NO. 1, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Film Code No. 587191 of the Map Records of Harris County, Texas.

TRACT 2:

Easement Rights and Benefits Appurtenant to Tract 1 as created in instrument filed under County Clerk's File No. X903766, as Annexed and amended by instrument filed under County Clerk's File No. Z140366, as further Annexed and Amended by instrument filed under County Clerk's File No. Z449270 and further Amended by instruments filed under Harris County Clerk's File Nos. 20070035960 and 20100184479.

WHEREAS, Husband and Wife desire to partition the Property between themselves so that each will own one half of the Property as his or her sole and separate property; and

NOW, THEREFORE, in consideration of the promises and other good and valuable consideration and pursuant to Section 4.102 of the Texas Family Code and Article 16, Section 15 of the Constitution of the State of Texas (Tex. Const. art. XVI, § 15), the Property is hereby partitioned between Husband and Wife into two equal shares, and each of Husband and Wife shall hold and possess, a fifty percent (50%) undivided interest in the Property together with rights to receive all future income and property derived from such interest, as his or her separate property, respectively.

Husband does hereby grant, release, and confirm unto Wife and to her heirs and assigns fifty percent (50%) of all rights, and interest in such Property, to have and to hold the same, together with all and singular, the hereditaments and appurtenances thereto belong forever, and Wife does hereby grant, release, and confirm unto Husband and to his heirs and assigns one-half of all rights, and interest in such property, to have and to hold the same, with all and singular, the hereditaments and appurtenances thereto belong forever.

Wife and Husband have agreed to prorate property taxes for the year 2019 as described herein. Responsibility for property taxes through and including the date of partitioning and conveyance shall remain with Husband and Wife's community estate, and Wife is responsible

for property taxes beginning the day following the partitioning and conveyance and thereafter. Funds from the community and funds from Wife shall be used in such proportions to pay the 2019 property tax bill, directly.

**EACH PARTY TO THIS AGREEMENT ACKNOWLEDGES THAT HE OR SHE WAS PROVIDED A FAIR AND REASONABLE DISCLOSURE OF THE PROPERTY OR FINANCIAL OBLIGATIONS OF THE OTHER PARTY. EACH PARTY VOLUNTARILY AND EXPRESSLY WAIVES ANY RIGHT TO DISCLOSURE OF THE PROPERTY OR FINANCIAL OBLIGATIONS OF THE OTHER PARTY BEYOND THE DISCLOSURE PROVIDED. EACH OF THE PARTIES HEREBY RELEASES TO THE OTHER ALL OF HIS OR HER RIGHTS, TITLES, AND INTERESTS IN AND TO THE PROPERTY PARTITIONED AND SET APART TO THE OTHER PARTY UNDER THIS PARTITION AGREEMENT. EACH PARTY TO THIS AGREEMENT UNDERSTANDS THAT BY SIGNING THIS DOCUMENT HE OR SHE MAY PERMANENTLY SURRENDER PROPERTY RIGHTS OR CLAIMS HE OR SHE WOULD OTHERWISE HAVE UNDER TEXAS LAW.**

Husband and Wife do hereby verify and acknowledge that they have carefully read this Agreement, and that they fully understand it. Each Party verifies and acknowledges that he or she has been advised of the potential conflict of interest between the Parties, has had ample opportunity to retain his or her own separate, independent legal counsel of his or her own choice, but has elected to waive any potential conflict of interest and to not retain separate, independent legal counsel. Each Party further verifies and acknowledges that he or she has either (i) been fully advised by the Parties' joint legal counsel of the meaning, terms and legal consequences of this Agreement or (ii) chosen to not be advised by legal counsel and hereby freely, expressly and voluntarily waives any right to claim any conflict of interest or his or her failure to obtain the advice of separate, independent legal counsel as the basis for setting aside, or challenging the validity or enforceability of, this Agreement.

[REMAINDER OF PAGE BLANK; SIGNATURES FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Agreement on the 15 day of October, 2019.

**Husband:**

R. T. Brockman  
Robert Theron Brockman  
a/k/a Robert T. Brockman

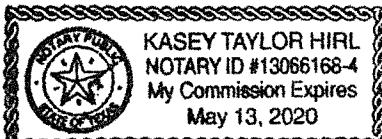
**Wife:**

Dorothy Kay Brockman  
Dorothy Kay Brockman

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 15 day of October, 2019, by  
Robert Theron Brockman a/k/a Robert T. Brockman.

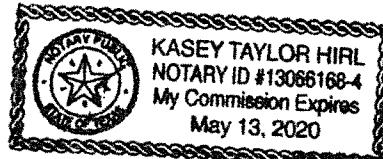


Kasey Hirl  
Notary Public, State of Texas

COUNTY OF HARRIS

This instrument was acknowledged before me on the 15 day of October, 2019, by  
Dorothy Kay Brockman.

Kasey Hirl  
Notary Public, State of Texas



RP-2019-460848

# Pages 4

10/17/2019 09:07 AM

e-Filed & e-Recorded in the  
Official Public Records of

HARRIS COUNTY

DIANE TRAUTMAN

COUNTY CLERK

Fees \$24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

**GOV**

**EXHIBIT**

**16**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**GENERAL WARRANTY DEED**

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

§

**ROBERT T. BROCKMAN** ("Grantor") and spouse **DOROTHY KAY BROCKMAN**, whose address for notice purposes is 6700 Hollister, Houston, Texas 77040 ("Grantee"), acquired the following described real property, together with, all and singular, all rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, and interests thereon or in anywise appertaining thereto, including, without limitation, the remainder, rents, issues and profits thereof, and with all fixtures, improvements and personality located thereon as of the date of conveyance (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements, personality and interests being hereinafter referred to as the "Property"), pursuant to that certain General Warranty Deed executed effective April 29, 2011, recorded as Document No. 20110175214 in the Official Public Records of Real Property of Harris County, Texas:

**TRACT 1:**

Lot Nine (9), in Block One (1) of CHEYNE WALK SEC. 2, AMENDING PLAT NO. 1, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Film Code No. 587191 of the Map Records of Harris County, Texas.

**TRACT 2:**

Easement Rights and Benefits Appurtenant to Tract 1 as created in instrument filed under County Clerk's File No. X903766, as Annexed and amended by instrument filed under County Clerk's File No. Z140366, as further Annexed and Amended by instrument filed under County Clerk's File No. Z449270 and further Amended by instruments filed under Harris County Clerk's File Nos. 20070035960 and 20100184479.

Pursuant to that certain Agreement Partitioning Certain Existing Community Property, dated effective of even date with this instrument, Grantor and Grantee partitioned their interests in the Property into equal fifty percent (50%) undivided interests held by each of Grantor and Grantee, respectively, together with rights to all income and property produced therefrom, as his or her separate property.

FOR AND IN CONSIDERATION OF cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, GRANTOR has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto GRANTEE all of GRANTOR's fifty percent (50%)

undivided interest in and to the Property, and all other interests of Grantor in and to the Property (the “**Grantor Property**”), to hold and possess one hundred percent (100%) of the Property together with all income and other property produced therefrom, as her sole and separate property free from any and all claims of Robert T. Brockman.

This conveyance is made subject to all matters of record listed on **Exhibit A** (the “**Permitted Exceptions**”) attached hereto and made part hereof, but only to the extent same are validly in effect and apply to the Grantor Property.

TO HAVE AND TO HOLD the Grantor Property, as aforesaid, unto Grantee, and Grantee’s heirs and assigns, forever, subject to the Permitted Exceptions; and Grantor does hereby bind himself and his heirs and assigns to WARRANT AND FOREVER DEFEND all and singular the Grantor Property unto Grantee, and her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

[REMAINDER OF PAGE BLANK; SIGNATURE PAGE FOLLOWS]

EXECUTED effective this 15 day of October, 2019.

GRANTOR:

R.T. Brockman  
ROBERT T. BROCKMAN

ACKNOWLEDGMENT

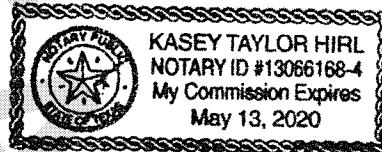
STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

This instrument was acknowledged before me on October 15, 2019, by  
Robert T. Brockman.

Kasey Hirl  
Notary Public in and for  
The State of TEXAS



When recorded, return to:

Andrews Myers, P.C.  
1885 Saint James Place, 15<sup>th</sup> Floor  
Houston, Texas 77056  
Attn: Susan George

**EXHIBIT "A"**  
**PERMITTED ENCUMBRANCES**

1. Restrictive covenants set forth in instrument recorded in Film Code No. 587191 of the Map Records of Harris County, Texas, and in instruments filed for record under Harris County Clerk's File Nos. X903766, Z140366, Z449270, 20070035960 and 20100184479.
2. The following matters reflected on the recorded plat filed under Film Code No. 587191 of the Map Records of Harris County, Texas:
  - a. Building set back line ten (10) feet wide along the southerly property line.
  - b. Garage building set back line seventeen (17) feet wide along the southerly property line.
  - c. A utility easement five (5) feet in width located along the northerly property line.
3. Dedication of Homeowners Common Area Agreement, as set forth by instrument filed for record under Harris County Clerk's File No. Y718363.
4. Terms and provisions of Reciprocal Roadway/ Shared Drive Easements, as set forth by instruments filed for record under Harris County Clerk's File Nos. Z140367 and Z449271.
5. Cable Television Service & Right of Entry Agreement, by and between Texas and Kansas City Cable Partners, L.P. dba Time Warner Cable-Houston Division and Houston Sunset Development II LP, as set forth in instrument filed for record under Harris County Clerk's File No. Z150853.
6. Easement for minor encroachments created by construction settling and overhang of improvements as set out in instrument filed for record under Harris County Clerk's File No. X903766.
7. Maintenance charge, including special assessments for capital improvements, secured by a vendor's lien as set forth in instrument filed for record under Harris County Clerk's File No. X903766, payable to Cheyne Walk Community Association, Inc. (said lien being subordinated to purchase money and/or improvement liens therein).
8. Encroachment and Boundary Line Agreement dated April 27, 2011, by and among Carolyn Monroe aka Carolyn Jean Monroe, Jonathan B. Clark aka Jonathan Bailey Clark, David J. Fine and Susan G. Fine, filed or to be filed in the Official Public Records of Harris County, Texas.
9. The following matters as reflected on survey of the Property dated April 7, 2011, made by James M. Boswell, Registered Professional Land Surveyor No. 5794:
  - a. Encroachment of brick walkway into five foot (5') utility easement along northerly property line of the Property; and
  - b. Protrusion of wrought iron fence over the northerly property line of the Property.

RP-2019-460849

# Pages 5

10/17/2019 09:07 AM

e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$28.00

RECORDERS MEMORANDUM  
This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



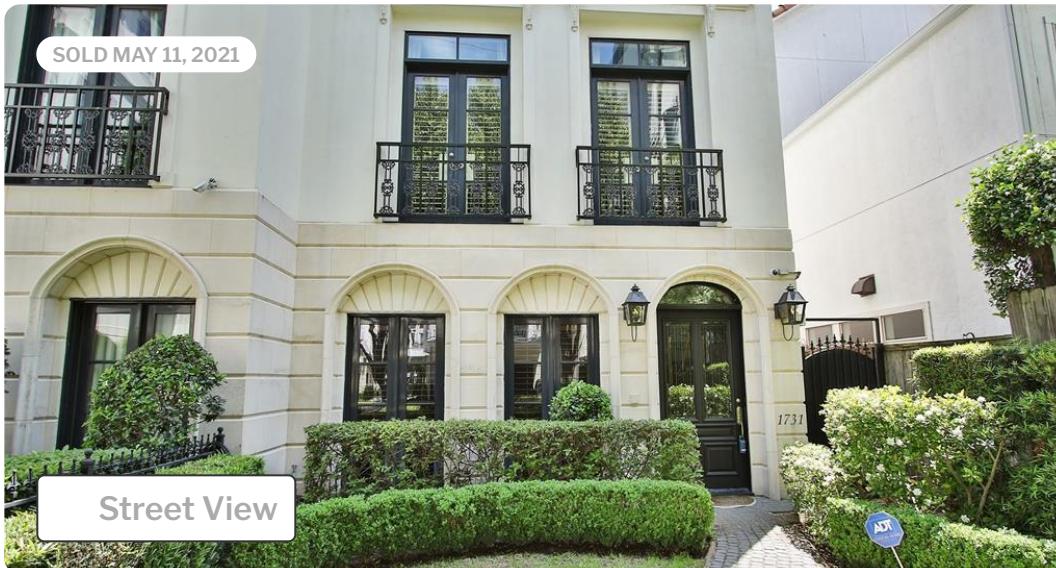
*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

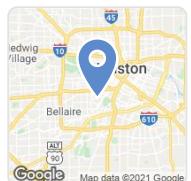
GOV

EXHIBIT

17

[← Search](#)[← Search](#)[Overview](#)[Property Details](#)[Sale & Tax History](#)[Public Facts](#)[Schools](#)

**1731 Sunset Blvd, Houston, TX 77005**



**\$1,375,000**

Last List Price

**3**

Beds

**4.5**

Baths

**4,394**

Sq Ft

### Recently Sold

This home was last listed for \$1,375,000 and sold 5 months ago.

## About This Home

**EXTENSIVE WORK RECENTLY COMPLETED:** New master shower, all exterior stucco & balconies renovated. Repairs were driven by an inspection report. This stunning unique home w/ a flare of London in a courtyard that offers a country setting inside a gated community. The stately English

[Continue reading ▾](#)

Listed by Norma Moore • TREC #0612246 • Coldwell Banker Realty

Redfin last checked: 5 minutes ago | Last updated May 13, 2021 • Source: HARMLS

Bought with Norma Moore • TREC #0612246 • Coldwell Banker Realty

### Home Facts

**Government  
Exhibit**

HARMLS #32400123

○ Jul 6, 2020	Listed (Active)	*
Date	HARMLS #32400123	Price

**Apr, 2020**

○ Apr 21, 2020	Listed (Active)	*
Date	HARMLS #24241521	Price

[See all property history ▾](#)\*\* Price available after [signing in](#).**Public Facts for 1731 Sunset Blvd**[!\[\]\(a14492e93ec06a030fa1190754ff1cf7\_img.jpg\) Edit Facts](#)

Beds	4
Baths	4.5
Sq. Ft.	4,394
Stories	4
Lot Size	2,710 Sq. Ft.
Style	Single Family Residential
Year Built	2006
Year Renovated	2006
County	Harris County
APN	1265500010009

Home facts updated by county records on Aug 6, 2021.

**GOV**

**EXHIBIT**

**18**

**GENERAL WARRANTY DEED**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS                           §  
   §  
COUNTY OF HARRIS                       §

DOROTHY KAY BROCKMAN ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by FRANCI NEELY ("Grantee"), whose address is 1314 SOUTH BLVD. HOUSTON, TX. 77004,

the receipt and sufficiency of which are hereby acknowledged and confessed, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain real estate consisting of the land situated in Harris County, Texas, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes and all fixtures and improvements situated thereon (such land and improvements being hereinafter referred to collectively as the "Property").

**Consideration:** Ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

**Exceptions to Conveyance and Warranty:** This conveyance is made subject and subordinate to all easements, restrictions, and other exceptions shown of record in Harris County, Texas ("Permitted Exceptions"), but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the warranty herein contained.

**TO HAVE AND TO HOLD** the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors, to **WARRANT and FOREVER DEFEND**, all and singular, the Property, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Ad valorem taxes and assessments for the current year having been prorated between Grantor and Grantee, and Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for the current calendar year and subsequent years.

Government  
Exhibit

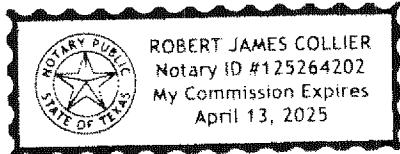
EXECUTED as of the 11 day of May, 2021

**GRANTOR:**

*Dorothy Kay Brockman*  
DOROTHY KAY BROCKMAN

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS             §

This instrument was acknowledged before me on the 11 day of May 2021, by DOROTHY KAY BROCKMAN, personally known to me to be the person whose name is subscribed to the foregoing instrument.



*R. Collier*  
Notary Public in and for the State of Texas

UNOFFICIAL COPY

**EXHIBIT A**

**Legal Description of Real Property**

**TRACT 1:**

Lot Nine (9), In Block One (1) of CHEYNE WALK SEC. 2, AMENDING PLAT NO. 1, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Film Code No. 587191 of the Map Records of Harris County, Texas.

**TRACT 2:**

Easement Rights and Benefits Appurtenant to Tract 1 as created in instrument filed under County Clerk's File No. X903766, as Annexed and amended by instrument filed under County Clerk's File No. Z140366, as further Annexed and Amended by instrument filed under County Clerk's File No. Z449270, Z449271, and further Amended by instruments filed under Harris County Clerk's File Nos. 20070035960 and 20100184479.

UNOFFICIAL COPY

RP-2021-266793

RP-2021-266793  
# Pages 4  
05/14/2021 10:12 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

RECORDERS MEMORANDUM  
This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Tenesha Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

**GOV**

**EXHIBIT**

**19**

**Charter Title Company**

Re: Charter Title GF No.: CH-7661076661900514-AG

GFW

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**GENERAL WARRANTY DEED**

**STATE OF TEXAS**

**§**

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF HARRIS**

**§**

**§**

THAT THE UNDERSIGNED, EVERETT L. ANSCHUTZ AND KAREN A. ANSCHUTZ, husband and wife, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, and CONVEY unto DOROTHY K. BROCKMAN, whose address is 3702 Inwood Dr., Houston, TX 77019, hereinafter referred to as "Grantee," whether one or more, the following real property located in Harris County, to wit:

**LOT 10, BLOCK 85, OF RIVER OAKS, SECTION II, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 14, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions, and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Harris County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

When the context requires, singular nouns and pronouns include the plural.

**Government  
Exhibit**

EXECUTED this the 17<sup>th</sup> day of January, 2020.

Grantor:

Everett L. Anschutz  
EVERETT L. ANSCHUTZ

Karen A. Anschutz  
KAREN A. ANSCHUTZ

ACKNOWLEDGEMENT

STATE OF TEXAS §

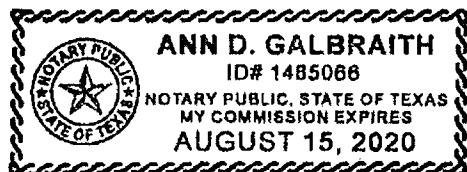
§

COUNTY OF Harris §

§

This instrument was acknowledged before me on the 17<sup>th</sup> day of January, 2020,  
by EVERETT L. ANSCHUTZ AND KAREN A. ANSCHUTZ.

Notary Public, State of Texas



Prepared by:

Hassen Law, PLLC  
6750 W. Loop South, Suite 615  
Bellaire, Texas 77401

After Recording Return to:

Dorothy K. Brockman  
3702 Inwood Dr. #333 W. Friar Tuck Lane  
Houston TX 77019 # 77024

RP-2020-26027

RP-2020-26027

# Pages 3

01/21/2020 09:24 AM

e-Filed & e-Recorded in the  
Official Public Records of

HARRIS COUNTY

DIANE TRAUTMAN

COUNTY CLERK

Fees \$20.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
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THE STATE OF TEXAS

COUNTY OF HARRIS

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hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

**GOV**

**EXHIBIT**

**20**

Tax Year: HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0601640850010     **Ownership History**

## Owner and Property Information

Owner Name &  
Mailing Address:  
**BROCKMAN ELIZABETH BELLOWS  
3702 INWOOD DR  
HOUSTON TX 77019-3002**Legal Description: **LT 10 BLK 85  
RIVER OAKS SEC 11**  
Property Address: **3702 INWOOD DR  
HOUSTON TX 77019****Government  
Exhibit**

20

State Class Code			Land Use Code				
A1 -- Real, Residential, Single-Family			1001 -- Residential Improved				
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®	
13,550 SF	6,790 SF	8323.03	1695	164 -- 1F River Oaks Area	5257C	492N	
Value Status Information							
Value Status		Noticed	Notice Date	03/31/2021	Shared CAD	No	
Exemptions and Jurisdictions							
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2020 Rate	2021 Rate	Online Tax Bill
Residential Homestead	001	HOUSTON ISD	778,435	Not Certified	1.133100		
	040	HARRIS COUNTY	753,435	Not Certified	0.391160		
	041	HARRIS CO FLOOD CNTRL	753,435	Not Certified	0.031420		
	042	PORT OF HOUSTON AUTHY	753,435	Not Certified	0.009910		
	043	HARRIS CO HOSP DIST	753,435	Not Certified	0.166710		
	044	HARRIS CO EDUC DEPT	753,435	Not Certified	0.004993		
	048	HOU COMMUNITY COLLEGE	565,076	Not Certified	0.100263		
	061	CITY OF HOUSTON	753,435	Not Certified	0.561840		

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway](#).

Valuations			
Value as of January 1, 2020		Value as of January 1, 2021	
Land	Market	Appraised	Market
Land	1,829,250	Land	1,897,000
Improvement	1,737,968	Improvement	1,870,173
Total	3,567,218	Total	3,767,173

**5-Year Value History**

Line	Land Use	Unit Type	Units	Land				Total Adj	Unit Price	Adj Unit Price	Value
				Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason				
1	1001 -- Res Improved Table Value SF1 -- Primary SF	SF	13,550	1.00	1.00	1.00	--	1.00	140.00	140.00	1,897,000.00

## Building

Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1990	2017	Residential Single Family	101 -- Residential 1 Family	Superior	6,790 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

## Building Details (1)

Building Data		Building Areas	
Element	Details	Description	Area
Cost and Design	New / Rebuilt	FRAME GARAGE PRI	775
Cond / Desir / Util	Average	BASE AREA PRI	3,088
Foundation Type	Slab	ONE STORY FRAME UPR	801
Grade Adjustment	X	BASE AREA UPR	2,562
Heating / AC	Central Heat/AC	OPEN FRAME PORCH UPR	176
Physical Condition	Average	ONE STORY FRAME UPR	339
Exterior Wall	Stucco	STONE/TILE PATIO PRI	440
Element	Units	OPEN FRAME PORCH PRI	176
Elevator Stops	3		
Room: Total	9		

Room: Rec	1
Room: Half Bath	3
Room: Full Bath	5
Room: Bedroom	4
Fireplace: Masonry Firebrick	2
Fireplace: Adl Open	1